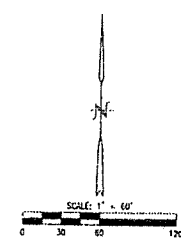


LOCATION MAP
(NOT TO SCALE)



DEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

LEGEND

- PROPOSED STREET GRADE
- PROPOSED STORM DRAINAGE STRUCTURE/PIPE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UTILITY POLE
- EX. TELEPHONE
- MANHOLE
- CLEAN OUT
- EXISTING CURB
- PRO BOUNDARY

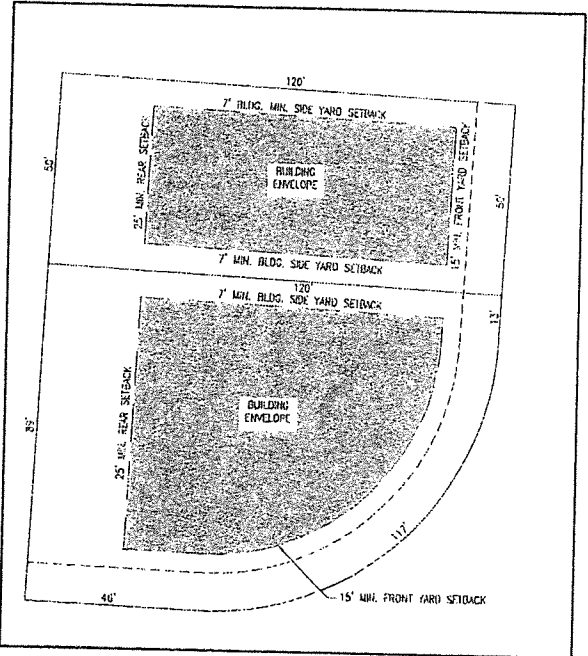
APPROVED BY THE CITY OF ASHLAND PLANNING AND ZONING THIS _____ DAY OF _____ 2020.

PRO DESIGN OVERSEER

ACCEPTED BY THE CITY OF ASHLAND BOARD OF ALDERMEN THIS _____ DAY OF _____ 2020.

DATE: _____ DRAWN BY: _____ CHECKED BY: _____

TYPICAL LOT LAYOUT



SITE DATA
 ZONING: C-C
 ACREAGE: 25.99 ACRES (ASHLAND COMMONS PLAN 1)
 PRD ACREAGE: 6.02 ACRES
 LOCATION: SECTION 15-146N-R12W

OWNER / DEVELOPER
 ASHLAND COMMONS, LLC
 1000 N. INTERSTATE 35, SUITE A
 ROUND ROCK, TEXAS 78681

PRD NARRATIVE
 THE OBJECTIVE OF THE ASHLAND COMMONS PRD PLAN IS TO PROVIDE AN EXCITING NEW OPTION FOR HOME OWNERSHIP IN THE CITY OF ASHLAND. THE PRD PROCESS WAS CHOSEN TO ALLOW SMALLER FAMILY RESIDENTIAL USES WITHIN A COMMERCIAL ZONING DISTRICT, ACCOMMODATE SMALLER LOT SIZES THAN ALLOWED BY M-1 ZONING, AND TO ALLOW SMALLER SETBACKS THAN TYPICALLY ALLOWED. THIS PROJECT IS PART OF A LARGER PRELIMINARY PLAN THAT INCORPORATES A MIXED-USE APPROACH FOR THE SITE WITH USES INCLUDING COMMERCIAL, OFFICE AND RESIDENTIAL. THE LARGER PROJECT FEATURES A STORM WATER DETENTION POND ON COMMON AREA THAT WILL PROVIDE THE NECESSARY DETENTION FOR THE ENTIRE DEVELOPMENT.

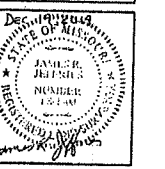
PRD DESCRIPTION
 A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST, ASHLAND, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 4818, PAGE 149, THE WARRANTY DEED RECORDED IN BOOK 4915, PAGE 20 AND THE SURVEY RECORDED IN BOOK 4915, PAGE 16 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 4915, PAGE 16; THENCE WITH THE NORTH LINE OF SAID SURVEY, S87°41'55"E, 695.47 FEET; THENCE LEAVING SAID NORTH LINE, S32°43'35"W, 208.80 FEET; THENCE, N57°13'25"W, 28.06 FEET; THENCE, 79.79 FEET ALONG A 150.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N72°27'40"W, 78.85 FEET; THENCE, N87°41'55"W, 39.69 FEET; THENCE, S7°48'35"W, 310.84 FEET; THENCE, 156.25 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S47°32'20"W, 140.83 FEET; THENCE, N87°41'55"W, 80.00 FEET; THENCE, 121.95 FEET ALONG A 100.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N53°01'15"W, 113.78 FEET; N87°13'25"W, 150.16 FEET TO THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 1915, PAGE 18; THENCE WITH SAID WEST LINE, N7°40'00"E, 499.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.02 ACRES.



MISSOURI STATE CERTIFICATE OF AUTHORITY #201704004

PLANNED RESIDENTIAL DEVELOPMENT (PRD) PLAN
 ASHLAND COMMONS
 ASHLAND, MISSOURI



DATE: 12-19-2019

REVISED:

JOB NUMBER: 17253.01

SCALE: AS SHOWN

SHEET: 1